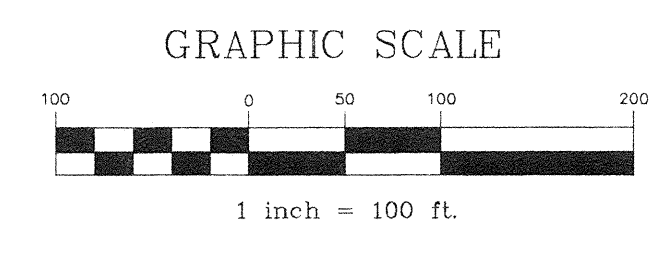
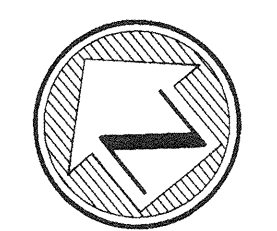


PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
8-13-99 649
(date) (number)
If no plats are filed, plan will
expire on 2-11-01
1st plat filed on _____

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LAND DEVELOPMENT
SERVICES DIVISION



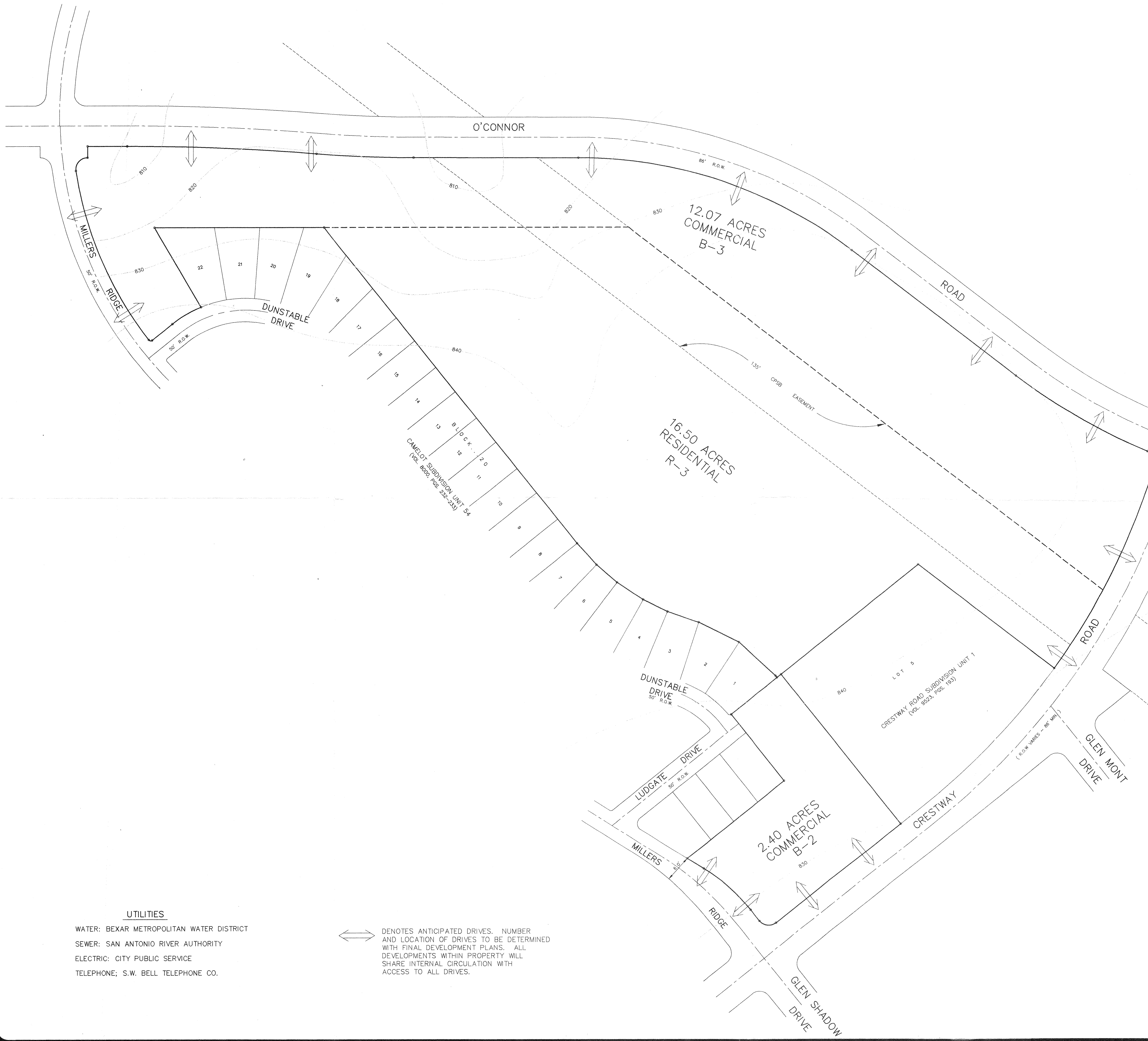
DEVELOPER:
STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

JOB NO.	46432.00
FILE	
DATE	08/27/97
DESIGN	
DRAWN	L.R.
CHECKED	
SHEET	1 OF 1

REVISIONS:

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

P.O.A.D.P. PLAN
for
KITTYHAWK 31



UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: SAN ANTONIO RIVER AUTHORITY
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

==> DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/28/07 Name of POADP: KITTYHAWK 31
Owners: STERLING PACIFIC MANAGE Consulting Firm: W.F. Castella and Associates, Inc.
Address: 6001 N. 24th STREET STE A Address: 1039 W. Hildebrand
PHOENIX AZ 85016 San Antonio, Texas 78201
Phone: (602) 468 1090 Phone: (210) 734-5351
Existing zoning: NA: COUNTY Proposed zoning: R-3, B-2, B-3

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ± 7 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 2</u>	<u>16.5</u>
Multi-family (MF)	<u>± 9</u>	<u>14.4</u>
Commercial and non-residential		

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. 970511 ?

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Steven E. Hanan

Signature: Steven E. Hanan

Date: 8/27/07

Phone: (210) 734-5351

Fax: (210) 734-5363

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LAND DEVELOPMENT
SERVICES DIVISION

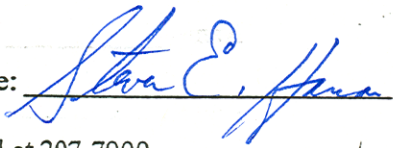
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- ✓ name of the POADP and the subdivision;
 - ✓ indication of development phases on the POADP; _____
 - ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - ✓ north arrow and scale of the map;
 - ✓ proposed land use by location, type and acreage;
 - ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - ✓ contour lines at intervals no greater than ten (10) feet;
 - ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - ✓ existing adjacent or perimeter streets;
 - ✓ one hundred year flood plain limits;
 - ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
-
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
 - ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
 - ✓ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Steven E. Hanan

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

August 13, 1999

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Kittyhawk 31

POADP # 649

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Kittyhawk 31 Preliminary Overall Area Development Plan # 649. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Millers Ridge will require 60' right-of-way at the time of platting.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Monciyais".

Emil R. Monciyais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9-1-97

FROM: Elizabeth Carol, Planner II; Planning Department

ITEM NAME: Kitty Hawk 31 FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

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SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage easement maybe require
and will be address during the plat
plattin process.

Burt Rubio SE Pl. Eng. Tech. 9-2-97
Signature Title Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Kittyhawk 31 - ID97TIA0924

Location: Miller & Crestway

Applicant: WF Castella

Address: 1039 W. Hildebrand

Phone Number: ☐ Owner or ☒ Agent
734-5351

Permit Type (check one):

☒ Zoning, N.C.B. CB #5960 ☒ POADP # NONE ☐ Plat # ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: City of San Antonio Public Works Department

Date: August 12, 1999

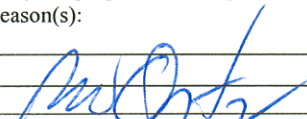
Comments:

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

☒ The traffic impact analysis has been waived for the following reason(s):
Delinquent review credit

Reviewed by:  Date: 8/13/99